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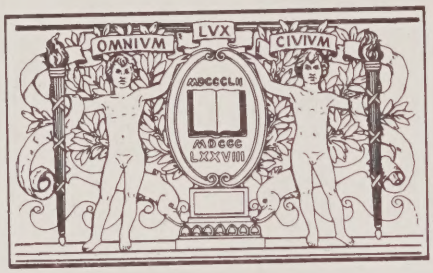

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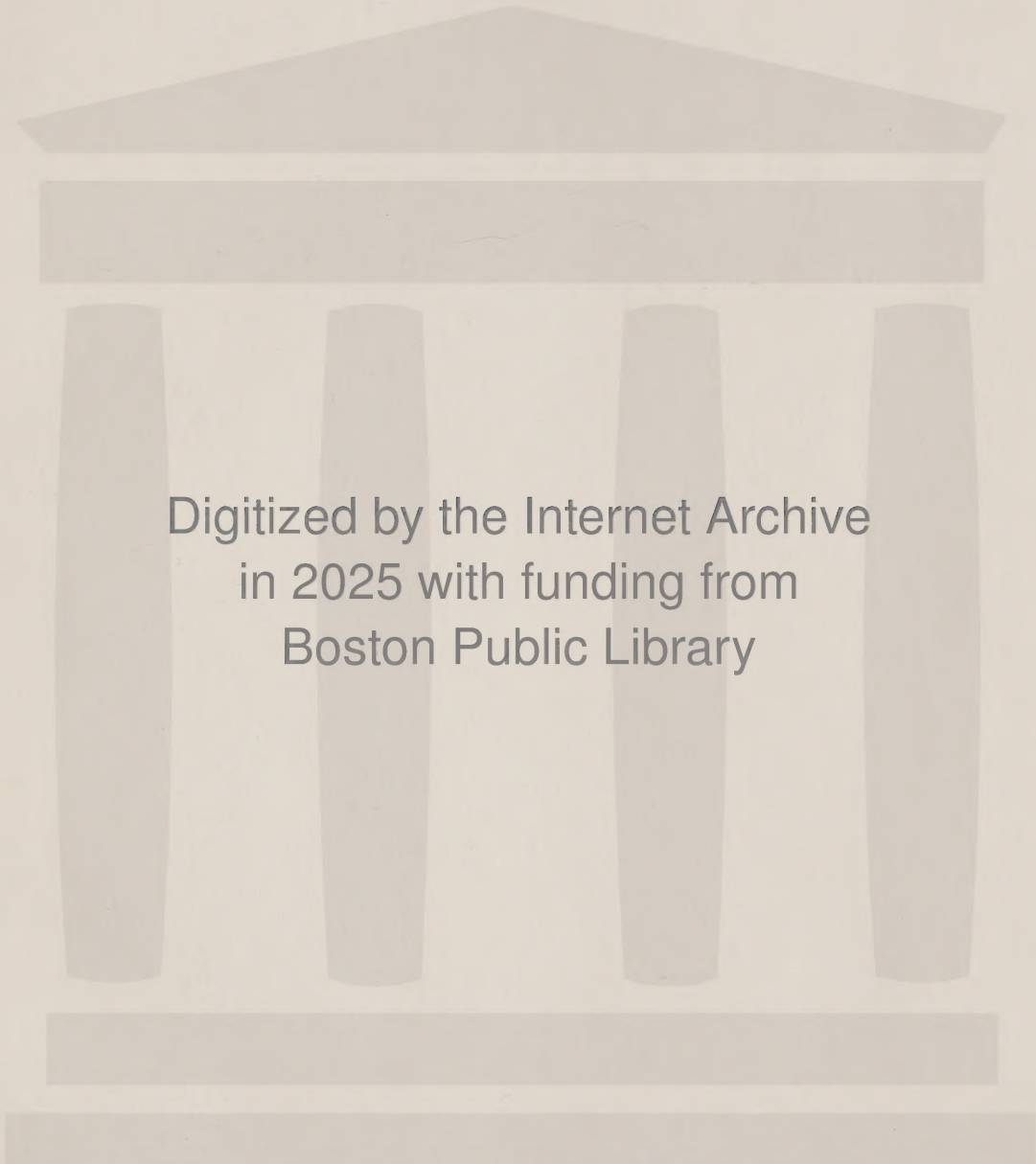
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A THUMBNAIL SKETCH OF CHARLESTOWN

John Avault
Mark Johnson

Boston Redevelopment Authority
Research Department

August 1984
Revised July 1986

Raymond L. Flynn, Mayor
City of Boston

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Table of Contents

	Page
Population	1
Housing Stock and Values	3
Property Taxes	5
Population and Housing Summary Profile: 1980-1985	6
Businesses and Jobs	7
Public Investment	10
Private Development	13
Survey and Summary of Charlestown Development 1975-1989	15

Population

In 1985, Charlestown's population was 16,092, up over 2,700 persons or 20 percent, since 1980. Population growth over these five years more than made up for the loss of nearly 2,000 persons during the 1970-1980 decade. A small neighborhood, its population made up only 2.6 percent of the Boston total. The median age was 32.5 years, 3.7 years more than the city median. One out of six Charlestown residents were between the ages of 35 and 44 in 1985, compared to one out of eight city-wide. The area is overwhelmingly (98 percent) white, and over 40 percent Irish.

Like the rest of the city, Charlestown has experienced a decline in family households and an increase in the number of households in which single persons or unrelated individuals live together. Family households fell from 72 percent of all households in 1970 to 59 percent in 1980 and 55 percent in 1985. Over 38 percent of all occupied housing units in 1985 housed only one person.

Eighty-seven percent of Charlestown's adults had finished high school in 1985, compared to 64 percent in 1980 and 54 percent in 1970. Thirty-eight percent of 1985 residents had a college degree, a sharp rise from 10 percent in 1980.

Seventy-three percent of Charlestown inhabitants 16 and over were in the labor force in Spring of 1985. Of these, eight percent were unemployed, a rate considerably above the Boston five percent figure. Those working concentrated in professional and related services, retail trade, manufacturing, the finance, insurance and real estate industries, and public administration.

The 1970-1980 decade saw more than a doubling in the percentage of employees holding professional, technical and managerial jobs (from 12 to 26 percent). This trend has continued through 1985, when 44 percent had jobs in these categories. Clerical workers remained about the same (27 percent in 1970 and 1980, 23 percent in 1985), but the proportions of skilled blue-collar workers and operatives declined substantially to 5 and 3½ percent of employed persons in 1985. Sixty-nine percent of Charlestown resident workers reported holding jobs in the City of Boston in 1985; thirty-five percent worked downtown and eighteen percent in their own neighborhood. Half of Charlestown's working residents drove or carpooled to work in 1985, up from 35 percent in 1980. The use of public transportation to get to work declined from 46 percent in 1980 to 30 percent in 1985. Seventeen percent walk to work.

The median household income of Charlestown residents in 1984 was $22,700, somewhat above the city figure of $19,250. One-fifth of all Charlestown households had incomes between $30,000 and $40,000 in 1984. Since 1979, Charlestown's median household income has risen in rank from eighth to fifth among the city's sixteen neighborhoods. Over 2,736 persons fell below the poverty level ($10,611 for a family of four), resulting in a poverty rate of 17 percent in 1984, substantially better than the city rate of 21 percent.

Housing Stock

Charlestown's housing stock numbered 6,767 dwellings in 1985, reflecting an eleven percent increase since 1980. Two-thirds of this net gain of 652 dwelling units occurred in structures of five or more units; nonetheless, only one-third of the neighborhood's total housing stock is to be found in these larger buildings. One-, two-, and three-family homes account for half of Charlestown's housing. Charlestown's vacancy rate has declined as its population has grown, with gross vacancies falling from 14 percent to 10 percent between 1980 and 1985. The reclamation of vacant or boarded-up Boston Housing Authority units accounted for most of this improvement. The BHA has 1,149 family units in the 40-year-old Bunker Hill project and another 96 units, General Warren Apartments, 1972, for elderly persons on scattered sites. Even though 235 of these apartments remained boarded up in 1985, the number of occupied units rose to 972 from 839 five years earlier.

Of all occupied housing, 64 percent was rented. The median gross rent (which includes heat and other energy costs) was $320 in 1985. Rents rose by one-third since 1980, exactly matching the rate of consumer inflation over this period.

Charlestown Housing Stock
(Number of dwelling units)

1950	1960	1970	1980	1985
6,957	6,440	5,119	6,121	6,767

Sources: U.S. Census of Population and Housing, 1950-1980
BRA Research, 1985

From 1979 through 1983, 23 buildings containing 9 units or less were converted into 132 condominium units. Conversions then accelerated in 1984 and 1985 as master deeds were filed for 65 buildings, with 291 units. The locations were diverse, with concentrations on Main Street, Monument Square, Bunker Hill Street and High Street.

Housing Values

Residential property values in Charlestown have grown at a remarkable rate over the past three decades. The 1955-1975 growth rate was the strongest in the City, with prices increasing five-fold, or double the city average performance. On an average, what was a dollar's worth of Charlestown's residential real estate in 1955 was worth $5.19 in 1975 (the city average was $2.49). This surge in market values began in the early 1960s with urban renewal and the demolition and rebuilding of one-sixth of the neighborhood's housing. Since 1975 the rate of property appreciation in Charlestown has accelerated to an even faster pace, participating in a city-wide trend that has attracted national attention.

Average Charlestown home prices have doubled in two years, 1983-1985, rising to $127,717 for single-family homes. Charlestown's success as a desirable walk-to-work neighborhood has been a two-edged sword, however. As rising values have increased homeowner wealth, the neighborhood has become less affordable to these homeowners' children. Even after adjusting wage levels for inflation, the income needed to buy a Charlestown home has nearly tripled since 1975.

Average Market Values for Charlestown Houses

	1975	1979	1982	1983	1984	1985
1-family	$21,260	$29,843	$49,470	$63,396	$82,965	$127,717
2-family	23,664	33,217	57,697	66,510	97,250	143,028
3-family	28,818	40,452	60,431	69,397	117,781	151,645

Residential Property Taxes

The combination of rapid value growth and static assessed values combined to give Charlestown the lowest effective tax rates in the city prior to the beginning of "phase-in" equalization in 1980. Average single-family home property taxes were $671 in FY1978. If equalization had been accomplished in that year, taxes would have jumped to $2,170 without classification, or to $1,582 with classification. Uncertainties over future taxes were resolved in June, 1983 with the certification of revaluation.* Proposition 2½ had intervened to reduce Boston's levy by nearly 30 percent between FY1981 and FY1983 so that the feared tax hike was quite moderate. Average single-family home taxes for owner-occupants were $984 in FY1983. Fiscal Year 1986 taxes are about $1,080 for owner-occupants.

*Revaluation is the process of re-estimating the market value of taxable real estate. The purpose of revaluation is equalization, or equal treatment under the law, which requires that taxes be billed as a uniform percentage of market value. Classification is a 1979 law that implements a 1978 constitutional amendment allowing municipalities the use of different tax rates within each of three property classes: residential, commercial, and open space.

TABLE I

CHARLESTOWN
SOME PRELIMINARY 1980 - 1985 COMPARISONS

POPULATION & HOUSING PROFILE

	1980		1985		CHANGE	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Population	13,364		16,092		+ 2,728	20.4
People In Group Quarters	140		140		0	0.0
Population In Households	13,224		15,952		+ 2,728	20.6
Housing	6,115		6,767		+ 652	10.6
Vacancies [Gross]	863	14.0	677	10.0	- 179	- 20.9
Occupied Housing	5,252		6,076		+ 824	15.7
Persons Per Household	2.5		2.3 (2.6)		- 0.2	- 8.0
Race & Ethnicity						
White	13,123	98.2	15,770	98.0	+ 2,780	21.4
Black	27	0.2	0	0.0	Negligible	
Hispanic	120	0.9	161	1.0	Negligible	
Asian & Other	227	1.7	161	1.0	Negligible	
Persons In Poverty	2,419	18.1	2,736	17.0	+ 317	13.1
Public Housing	1,245		1,245		0	0.0
Assisted Housing	598		628		+ 30	5.0
Lodging House Rooms	-		75		-	-
Gross Median Rent	$240		$320		+ 80	33.3
Median Household Income**	$16,938		$22,700		+ 5,762	34.0
Mean Housing Value***	$40,452		$151,645		+111,193	274.9

** 1979 & 1984 Figures
*** 3-Family Housing Unit [1979 & 1985]

SOURCES: U.S. Bureau of the Census 1980; 1985 Boston City Elections Dept. Census; 1985 Household Survey; 1985 Boston's Housing Stock; Boston Assessing Dept. & County Comps; 1979 & 1985 Residential Property Market Values (BRA Research)

BOSTON REDEVELOPMENT AUTHORITY Research Department EPF 06.20.86

Business and Jobs in Charlestown

In 1981, 223 business establishments with about 6,600 employees were located in Charlestown (zip code area 02129). The area specialized in manufacturing. In particular, five large food processing plants accounted for about 2,400 jobs. However, two of those plants--Revere Sugar Company and Schrafft Candy Company--closed in 1984 and eliminated about 1,200 jobs.

The Schrafft building has since re-opened as a high-tech electronics facility for manufacturing, research and development. Orion Research has moved from across the river in Cambridge to occupy one-third of the new technology center.

TABLE II

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY TYPE OF BUSINESS, 1981

ZIP CODE AREA 02129

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	0	0
	CONSTRUCTION	17	371
15	GENERAL CONTRACTORS	6	112
16	HEAVY CONSTRUCTION	0	0
17	SPECIAL TRADE CONTRACTORS	11	259
	MANUFACTURING	29	3,206
20	FOOD & KINDRED PRODUCTS	7	2,391
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	1	7
23	APPAREL & OTHER TEXTILE	3	210
24	LUMBER & WOOD	1	14
25	FURNITURE & FIXTURES	0	0
26	PAPER & ALLIED PRODUCTS	2	79
27	PRINTING & PUBLISHING	6	163
28	CHEMICALS	1	14
29	PETROLEUM & COAL PRODUCTS	1	7
30	RUBBER & PLASTICS	2	21
31	LEATHER	1	34
32	STONE,CLAY & GLASS	2	181
33	PRIMARY METALS	0	0
34	FABRICATED METAL	2	79
35	MACHINERY EX. ELECTRICAL	1	7
36	ELECTRIC & ELECTRONIC EQUIPMENT	0	0
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	0	0
	TRANSP.& PUB.U.	10	804
41	LOCAL TRANSIT	0	0
42	TRUCKING & WAREHOUSING	6	39
44	WATER TRANSPORTATION	1	2
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	2	657
48	COMMUNICATION	2	106
49	ELECTRIC,GAS & SANITARY SERVICES	0	0

CONTINUED NEXT PAGE

ZIP CODE AREA 02129
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	32	540
50	WHOLESALE TRADE-DURABLE	17	276
51	WHOLESALE TRADE-NONDURABLE	15	263
	RETAIL TRADE	54	518
52	BUILDING MATERIALS & GARDEN	2	75
53	GENERAL MERCHANDISE STORES	0	0
54	FOOD STORES	10	104
55	AUTOMOTIVE DEALERS & SERVICE	2	9
56	APPAREL & ACCESSORY STORES	3	7
57	FURNITURE & HOME FURNISHINGS	1	2
58	EATING & DRINKING PLACES	23	184
59	MISCELLANEOUS RETAIL	13	137
	FINANCE-INS.-R.E.	10	75
60	BANKING	1	7
61	CREDIT AGENCIES	2	14
62	SECURITY,COMMODITY BROKERS	1	34
63	INSURANCE CARRIERS	2	5
64	INSURANCE AGENTS,BROKERS	1	2
65	REAL ESTATE	2	9
66	COMBINED REAL ESTATE-INSURANCE	1	2
67	HOLDING & OTHER INVESTMENT	1	2
	SERVICES	62	1,084
70	HOTELS & OTHER LODGING	1	2
72	PERSONAL SERVICES	8	25
73	BUSINESS SERVICES	8	98
75	AUTO REPAIR	5	14
76	MISCELLANEOUS REPAIR	1	2
78	MOTION PICTURES	2	5
79	AMUSEMENT & RECREATION	1	2
80	HEALTH SERVICES	8	93
81	LEGAL SERVICES	1	11
82	EDUCATIONAL SERVICES	2	369
83	SOCIAL SERVICES	7	255
84	MUSEUMS	1	14
86	MEMBERSHIP ORGANIZATIONS	10	114
89	MISCELLANEOUS SERVICES	5	81
	NONCLASSIFIABLE ESTABLISHMENTS	8	20
	TOTAL	223	6,618
	PERCENT OF SUFFOLK COUNTY	1.3	1.5

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

IS TABLE IS REPRINTED FROM BOSTON NEIGHBORHOOD BUSINESS PATTERNS, JEFFREY P. BROWN, B.R.A. RESEARCH, JULY 1983.

Public Investment

Since the 1970s, public investment in Charlestown has been dominated by the BRA's activities in the Charlestown Urban Renewal Area and Charlestown Navy Yard, by Massport's investments in the Moran Cargo Terminal, the Tobin Bridge, and Hoosac Pier (now known as Constitution Plaza), and by the MBTA's relocation of the Orange Line and construction of the Charlestown Bus Garage. Also important is the state's investment in the Bunker Hill Community College.

Since 1978, the BRA's Charlestown Urban Renewal Area (which include almost all of Charlestown) has been appropriated $14.4 million from city, state and federal sources for a number of major capital improvements. Transportation improvements are a major part of the redevelopment effort. On Main Street, Warren Street, and ten other thoroughfares, over $5 million is being spent on reconstruction and amenities. Improvements to the Sullivan Square Bridge and underpass as well as the Alford Street Bridge account for another $4.5 million. Renovations of city facilities such as a branch library, police and fire stations will total $2.8 million. Pool and playground repairs will cost $1.5 million. These investments in transportation, public facilities and recreation will markedly improve Charlestown as a place to live, work, or do business.

The BRA's Charlestown Navy Yard has received a total of $11 million in public capital investments. The majority of this investment, nearly $8.3 million, has been used to construct a new street and utility system to

support the mixed use development. The construction of a 16 acre park and public marina has cost $2.7 million so far, and an additional $2.3 million has been slated for its completion.

From 1973-78, MassPort invested over $30 million for the modernization of the Moran Cargo Terminal. Since 1978 approximately $6 million more has been invested in the Terminal. The Moran Terminal is one of MassPort's busier seaport facilities, but land transportation problems, labor disputes and changes in shipping tonnage have reduced overall activity in the Port of Boston. An additional $2 million in investment is planned by MassPort for the Moran Terminal through 1986. The Tobin Bridge conveys approximately 25 million vehicles per year. Bridge toll revenues of $5-6 million per year have been more than sufficient to pay for MassPort's nearly $30 million in investment in the bridge since 1974. Finally, MassPort has provided more than $4.5 million in infrastructure improvements to prepare Hoosac Pier for an office, restaurant and park development known as Constitution Plaza, completed in 1985.

The MBTA has invested an enormous amount of money into the Orange Line Relocation and related projects, part of which involves Charlestown. The Orange Line relocation will cost about one-half billion dollars, and a sizeable portion of this money was spent in Charlestown with the construction of two stations (Bunker Hill Community College and Sullivan Square), a tunnel from North Station to Charlestown, and the razing of the elevated railway structure. A second MBTA project is the Charlestown Bus Garage. This $37 million facility was built as a terminal for the storage and maintenance of the MBTA bus fleet.

From the early 1970s through 1978, the state invested over $20 million for the creation of Bunker Hill Community College. The College includes a library, four classroom and administration buildings, plus an auditorium. The state is spending $2.6 million on athletic fields and $400,000 on parking lots at the college. Future expenditures include facility repairs which will cost an estimated $700,000 and possibly a gymnasium.

Private Development

Private development has been working both to preserve and to transform Charlestown's economy over the 1975-1989 period, as detailed in the following tables and lists. During this fifteen year span, development projects totaling nearly $325 million of "hard" construction cost are being completed.

Two-thirds of this total expenditure ($214 million) is within the Charlestown Navy Yard. Over one-half of Navy Yard investment is directed to housing creation and nearly one-third to office space. Upon completion, the Navy Yard will contain over 1,400 dwellings, or about one-fifth of Charlestown's housing. Converted military buildings will contain as much office space as one of Boston's largest office towers, nearly one million square feet.

More than $110 Million is being spent to build or rebuild Charlestown's homes and work-places in the traditional portion of the neighborhood outside the Navy Yard. Well over one-third of this investment is going to preserve the neighborhood's important industrial base. The UDAG funded rescue of the Hood dairy plant and the transformation of the former Schraffts candy plant into an electronics and technology center are very important to the neighborhood and the city. About one-fourth of the private investment in the traditional portion of the neighborhood is aimed at housing; 469 dwellings are being developed or redeveloped here.

Fifteen years of intensive private development is bringing both construction jobs and permanent jobs to Charlestown. Over 6,000 full-time-equivalent job-years of construction work is now at its peak, with about half of this

work taking place during 1985-1987. Nearly 8,000 permanent jobs with annual payrolls of over $150 million are being added or retained. More than half of this employment and about 60 percent of the related income will derive from office jobs in the Navy Yard.

SURVEY AND SUMMARY OF CHARLESTOWN DEVELOPMENT

Charlestown Navy Yard Summaries:

Table III-1 Development magnitudes (square feet, dwellings)
Table III-2 Development investment (construction cost)
Table III-3 Construction jobs
Table III-4 Permanent jobs
Table III-5 Permanent job annual payroll

Charlestown Neighborhood Summaries

Table IV-1 Development magnitudes (square feet, dwellings)
Table IV-2 Development investment (construction cost)
Table IV-3 Construction jobs
Table IV-4 Permanent jobs
Table IV-5 Permanent job annual payroll

Charlestown Navy Yard Development List

Charlestown Neighborhood Development List

TABLE III-1

CHARLESTOWN NAVY YARD DEVELOPMENT SUMMARY

ALL CONSTRUCTION
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)	YEAR
1975											1975
1976											1976
1977											1977
1978											1978
1979											1979
1980											1980
1981											1981
1982						367				367	1982
1983											1983
1984										21	1984
1985							40,000			112	1985
1986	612,026	49,083				1,476				27	1986
1987	182,980	44,932				185	45,000			362	1987
1988	56,900									63	1988
1989	68,000	12,000			25,000					450	1989
TOTALS	919,906	106,015			25,000	2,028	85,000			1,402	TOTALS

PREPARED BY B.R.A. RESEARCH
NOTE: DEVELOPMENT IS LISTED BY YEAR OF ACTUAL OR ANTICIPATED COMPLETION.
SQUARE FOOT FIGURES ARE "NET LEASABLE" SPACE.

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TABLE III-2

CHARLESTOWN NAVY YARD DEVELOPMENT SUMMARY

ALL CONSTRUCTION
CONSTRUCTION COST (1985 CONSTANT $1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	YEAR
1975											1975
1976											1976
1977											1977
1978											1978
1979											1979
1980											1980
1981											1981
1982					$2,011	$1,899				$26,808	1982
1983					$3,062						1983
1984										$2,583	1984
1985							$2,000			$3,425	1985
1986	$41,957	$2,760			$2,300	$10,425				$1,700	1986
1987	$13,282	$3,027			$2,880	$2,700	$2,200			$40,000	1987
1988	$4,267									$4,800	1988
1989	$5,100	$900			$1,250					$32,562	1989
TOTALS	$64,607	$6,687			$11,502	$15,024	$4,200			$111,878	TOTALS

T O T A L S

1975	
1976	
1977	
1978	
1979	
1980	
1981	
1982	$30,717
1983	$3,062
1984	$2,583
1985	$5,425
1986	$59,142
1987	$64,090
1988	$9,067
1989	$39,812
TOTAL	$213,899

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PREPARED BY B.R.A. RESEARCH

FIGURES IN THIS TABLE ARE ESTIMATED HARD CONSTRUCTION COSTS. TOTAL DEVELOPMENT COSTS WOULD BE GREATER, INCLUDING "SOFT" AND ACQUITION COSTS.

CHARLESTOWN NAVY YARD DEVELOPMENT SUMMARY

FULL TIME EQUIVALENT CONSTRUCTION JOBS

ALL CONSTRUCTION

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	YEAR
1975											1975
1976											1976
1977											1977
1978											1978
1979											1979
1980											1980
1981										290	1981
1982					33	38				290	1982
1983					50						1983
1984										47	1984
1985	327						40			74	1985
1986	484	55			37	205				310	1986
1987	226	56			47	50	44			521	1987
1988	56									363	1988
1989	67	12			25					341	1989
TOTALS	1,160	123			191	293	83			2,234	TOTALS

T O T A L S

1975	
1976	
1977	
1978	
1979	
1980	
1981	290
1982	360
1983	50
1984	47
1985	441
1986	1,090
1987	943
1988	419
1989	445
TOTAL	4,083

PREPARED BY B.R.A. RESEARCH

THESE FIGURES ASSUME A 1985 CONSTRUCTION WAGE OF $27,760. THEY ALSO ASSUME THAT 45% OF NEW CONSTRUCTION COST AND 55% OF REHAB AND CONVERSION CONSTRUCTION COST REPRESENT PAYROLL FOR COMMERCIAL PROJECTS. PAYROLL FOR NEW AND REHAB/CONVERSION RESIDENTIAL PROJECTS IS TAKEN AS 50% AND 60% OF CONSTRUCTION COST, RESPECTIVELY.

JOBS ON LARGER PROJECTS ARE SPREAD OVER TWO, THREE, OR FOUR YEARS. CONSEQUENTLY, THE EARLIER AND LATER YEARS OF THE TABLE DO NOT ACCOUNT FOR PROJECTS COMPLETED IN ALL PRIOR OR FOLLOWING YEARS.

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TABLE III-4

CHARLESTOWN NAVY YARD DEVELOPMENT SUMMARY

PERMANENT JOB EXPANSION AND RETENTION THROUGH DEVELOPMENT

YEAR 1 JOB /	OFFICE 220 SF	RETAIL 400 SF	MEDICAL 200 SF	EDUCATIONAL 400 SF	RECREATION & CULTURAL 1000 SF	PARKING & TRANSPORT. 300 CARS	INDUSTRIAL 500 SF	HOTEL 1.5 ROOMS	EXHIBITION 1000 SF	RESIDENTIAL 80 DU	TOTAL JOBS	YEAR / 1 JOB
1975												1975
1976												1976
1977												1977
1978												1978
1979												1979
1980												1980
1981												1981
1982						1				5	6	1982
1983												1983
1984												1984
1985							80			1	81	1985
1986	2,782	123				5					2,910	1986
1987	832	112				1	90			5	1,039	1987
1988	259									1	259	1988
1989	309	30			25					6	370	1989
TOTALS	4,181	265			25	7	170			18	4,666	TOTALS

PREPARED BY B.R.A. RESEARCH
THESE ARE THE NUMBERS OF JOBS THAT CAN BE ACCOMODATED BY THE PHYSICAL SPACE DEVELOPED.

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TABLE III-5

CHARLESTOWN NAVY YARD DEVELOPMENT SUMMARY
PERMANENT JOB PAYROLL EXPANSION AND RETENTION THROUGH DEVELOPMENT
(1985 CONSTANT $1,000S)

1 JOB / AV. WAGE=	OFFICE 220 SF $21,400	RETAIL 400 SF $10,600	MEDICAL 200 SF $18,700	EDUCATIONAL 400 SF $12,300	RECREATION & CULTURAL 1000 SF $17,800	PARKING & TRANSPORT. 300 CARS $10,400	INDUSTRIAL 500 SF $18,200	HOTEL 1.5 ROOMS $12,700	EXHIBITION 1000 SF $15,600	RESIDENTIAL 80 DU $16,100	TOTAL ANNUAL PAYROLL	/ 1 JOB AV.WAGE
1975												1975
1976												1976
1977												1977
1978												1978
1979												1979
1980												1980
1981												1981
1982						$13				$74	$87	1982
1983												1983
1984										$4	$4	1984
1985							$1,456			$23	$1,479	1985
1986	$59,533	$1,301				$51				$5	$60,891	1986
1987	$17,799	$1,191				$6	$1,638			$73	$20,707	1987
1988	$5,535									$13	$5,547	1988
1989	$6,615	$318			$445					$91	$7,468	1989
TOTALS	$89,482	$2,809			$445	$70	$3,094			$282	$96,183	TOTALS

DATE: 86-171; TIME: 14:32:26.0; CPU TIME: 0002.3 SEC

PREPARED BY B.R.A. RESEARCH
ANNUAL WAGE ESTIMATES WERE PREPARED BY JEFF BROWN, B.R.A. RESEARCH,USING BUREAU OF LABOR STATISTICS AND CENSUS BUREAU DATA FOR THE BOSTON AREA AND SUFFOLK COUNTY.

WAGES HAVE BEEN ADJUSTED TO 1985 LEVELS BY THE BOSTON AREA CONSUMER PRICE INDEX, SERIES A.

TABLE IV-1

CHARLESTOWN NEIGHBORHOOD DEVELOPMENT SUMMARY

ALL CONSTRUCTION
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)	YEAR
1975										19	1975
1976										16	1976
1977											1977
1978		90,000		127,000							1978
1979											1979
1980										43	1980
1981							146,000				1981
1982											1982
1983			17,000				10,500			2	1983
1984	20,000						100,000				1984
1985	201,000	13,000				131	562,000			24	1985
1986	6,000	5,850				90	570,000			360	1986
1987	2,700									5	1987
1988											1988
1989											1989
TOTALS	229,700	108,850	17,000	127,000		221	1,388,500			469	TOTALS

PREPARED BY B.R.A. RESEARCH
NOTE: DEVELOPMENT IS LISTED BY YEAR OF ACTUAL OR ANTICIPATED COMPLETION.
SQUARE FOOT FIGURES ARE "NET LEASABLE" SPACE.

DATE: 86-176; TIME: 13:13:59.5; CPU TIME: 0003.7 SEC

DEVELOPMENT WITHIN THE CHARLESTOWN NAVY YARD IS NOT REPRESENTED IN THIS TABLE. NAVY YARD PROJECTS ARE SUMMARIZED IN SEPARATE TABLES.

CHARLESTOWN NEIGHBORHOOD DEVELOPMENT SUMMARY

ALL CONSTRUCTION
CONSTRUCTION COST (1985 CONSTANT $1,000S)

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	YEAR
1975					$377					$1,432	1975
1976					$2,124					$1,133	1976
1977											1977
1978		$6,962		$9,283							1978
1979											1979
1980										$2,179	1980
1981							$4,040				1981
1982											1982
1983			$161				$1,184			$186	1983
1984	$568						$10,643				1984
1985	$18,035	$1,201				$1,200	$3,700			$1,000	1985
1986	$571	$460				$1,000	$19,000			$19,291	1986
1987	$135				$118		$4,000			$373	1987
1988		$340									1988
1989											1989
TOTALS	$19,309	$8,963	$161	$9,283	$2,619	$2,200	$42,567			$25,594	TOTALS

T O T A L S

1975	$1,808
1976	$3,257
1977	
1978	$16,244
1979	
1980	$2,179
1981	$4,040
1982	
1983	$1,531
1984	$11,211
1985	$25,136
1986	$40,322
1987	$4,626
1988	$340
1989	
TOTAL	$110,696

PREPARED BY B.R.A. RESEARCH
FIGURES IN THIS TABLE ARE ESTIMATED HARD CONSTRUCTION COSTS. TOTAL DEVELOPMENT COSTS WOULD BE GREATER, INCLUDING "SOFT" AND ACQUITION COSTS.

DATE: 86-176; TIME: 13:13:31.2; CPU TIME: 0002.3 SEC

DEVELOPMENT WITHIN THE CHARLESTOWN NAVY YARD IS NOT REPRESENTED IN THIS TABLE. NAVY YARD PROJECTS ARE SUMMARIZED IN SEPARATE TABLES.

CHARLESTOWN NEIGHBORHOOD DEVELOPMENT SUMMARY

FULL TIME EQUIVALENT CONSTRUCTION JOBS

ALL CONSTRUCTION

YEAR	OFFICE	RETAIL	MEDICAL	EDUCATIONAL	RECREATION & CULTURAL	PARKING & TRANSPORT.	INDUSTRIAL	HOTEL	EXHIBITION	RESIDENTIAL	YEAR
1975					7					27	1975
1976					42					24	1976
1977											1977
1978		116		150							1978
1979											1979
1980										42	1980
1981							80				1981
1982											1982
1983			3				19			4	1983
1984	131						173				1984
1985	182	20				23	262			21	1985
1986	10	9				20	188			384	1986
1987	3				2		79			7	1987
1988		6									1988
1989											1989
TOTALS	325	150	3	150	51	43	801			509	TOTALS

T O T A L S

1975	34
1976	67
1977	
1978	266
1979	
1980	42
1981	80
1982	
1983	26
1984	303
1985	507
1986	611
1987	91
1988	6
1989	
TOTAL	2,034

PREPARED BY B.R.A. RESEARCH

THESE FIGURES ASSUME A 1985 CONSTRUCTION WAGE OF $27,760. THEY ALSO ASSUME THAT 45% OF NEW CONSTRUCTION COST AND 55% OF REHAB AND CONVERSION CONSTRUCTION COST REPRESENT PAYROLL FOR COMMERCIAL PROJECTS. PAYROLL FOR NEW AND REHAB/CONVERSION RESIDENTIAL PROJECTS IS TAKEN AS 50% AND 60% OF CONSTRUCTION COST, RESPECTIVELY.
JOBS ON LARGER PROJECTS ARE SPREAD OVER TWO, THREE, OR FOUR YEARS. CONSEQUENTLY, THE EARLIER AND LATER YEARS OF THE TABLE DO NOT ACCOUNT FOR PROJECTS COMPLETED IN ALL PRIOR OR FOLLOWING YEARS.

DEVELOPMENT WITHIN THE CHARLESTOWN NAVY YARD IS NOT REPRESENTED IN THIS TABLE. NAVY YARD PROJECTS ARE SUMMARIZED IN SEPARATE TABLES.

TABLE IV-4

CHARLESTOWN NEIGHBORHOOD DEVELOPMENT SUMMARY

PERMANENT JOB EXPANSION AND RETENTION THROUGH DEVELOPMENT

YEAR 1 JOB /	OFFICE 220 SF	RETAIL 400 SF	MEDICAL 200 SF	EDUCATIONAL 400 SF	RECREATION & CULTURAL 1000 SF	PARKING & TRANSPORT. 300 CARS	INDUSTRIAL 1000 SF	HOTEL 1.5 ROOMS	EXHIBITION 1000 SF	RESIDENTIAL 80 DU	TOTAL JOBS	YEAR / 1 JOB
1975												1975
1976												1976
1977												1977
1978		225		318							543	1978
1979												1979
1980										1	1	1980
1981							146				146	1981
1982												1982
1983			85				11				96	1983
1984	91						100				191	1984
1985	914	33					562				1,509	1985
1986	27	15					570			4	617	1986
1987	12										12	1987
1988												1988
1989												1989
TOTALS	1,044	272	85	318		1	1,389			6	3,114	TOTALS

PREPARED BY B.R.A. RESEARCH
THESE ARE THE NUMBERS OF JOBS THAT CAN BE ACCOMODATED BY THE PHYSICAL SPACE DEVELOPED.

DATE: 86-176; TIME: 13:10:33.0; CPU TIME: 0002.3 SEC

DEVELOPMENT WITHIN THE CHARLESTOWN NAVY YARD IS NOT REPRESENTED IN THIS TABLE. NAVY YARD PROJECTS ARE SUMMARIZED IN SEPARATE TABLES.

TABLE IV-5

CHARLESTOWN NEIGHBORHOOD DEVELOPMENT SUMMARY
PERMANENT JOB PAYROLL EXPANSION AND RETENTION THROUGH DEVELOPMENT
(1985 CONSTANT $1,000S)

1 JOB / AV. WAGE=	OFFICE 220 SF $21,400	RETAIL 400 SF $10,600	MEDICAL 200 SF $18,700	EDUCATIONAL 400 SF $12,300	RECREATION & CULTURAL 1000 SF $17,800	PARKING & TRANSPORT. 300 CARS $10,400	INDUSTRIAL 1000 SF $18,200	HOTEL 1.5 ROOMS $12,700	EXHIBITION 1000 SF $15,600	RESIDENTIAL 80 DU $16,100	TOTAL ANNUAL PAYROLL	/ 1 JOB AV.WAGE
1975										$4	$4	1975
1976										$3	$3	1976
1977												1977
1978		$2,385		$3,905							$6,290	1978
1979												1979
1980										$9	$9	1980
1981							$2,657				$2,657	1981
1982												1982
1983			$1,589				$191				$1,781	1983
1984	$1,945						$1,820				$3,765	1984
1985	$19,552	$344				$5	$10,228			$5	$30,134	1985
1986	$584	$155				$3	$10,374			$72	$11,188	1986
1987	$263									$1	$264	1987
1988												1988
1989												1989
TOTALS	$22,344	$2,885	$1,589	$3,905		$8	$25,271			$94	$56,096	TOTALS

PREPARED BY B.R.A. RESEARCH
ANNUAL WAGE ESTIMATES WERE PREPARED BY JEFF BROWN, B.R.A. RESEARCH,USING BUREAU OF LABOR STATISTICS AND CENSUS BUREAU DATA FOR THE BOSTON AREA AND SUFFOLK COUNTY.

WAGES HAVE BEEN ADJUSTED TO 1985 LEVELS BY THE BOSTON AREA CONSUMER PRICE INDEX, SERIES A.

DEVELOPMENT WITHIN THE CHARLESTOWN NAVY YARD IS NOT REPRESENTED IN THIS TABLE. NAVY YARD PROJECTS ARE SUMMARIZED IN SEPARATE TABLES.

CHARLESTOWN NAVY YARD DEVELOPMENT LIST

1982 CULTURAL & RECREATIONAL

M2 NEW PIER 6 MARINA PHASE I $1,800,000 150 121A CHARLESTOWN WARD 2 2 356
COMPLT CHARLESTOWN NAVY YARD $3,500,000 SLIPS IMMOBILIARE

1982 TRANSPORTATION & PARKING

REUSE# BLDG. 40 CHARLESTOWN NAVY YARD $1,700,000 367 121A CHARLESTOWN WARD 2 2 359
COMPLT CHARLESTOWN NAVY YARD $2,000,000 CARS IMMOBILIARE

1982 RESIDENTIAL

REUSE# CONSTITUTION QUARTERS (BLDG.#42) $24,000,000 367 121A CHARLESTOWN WARD 2 2 380
COMPLT CHARLESTOWN NAVY YARD $28,000,000 DU IMMOBILIARE
RENTAL HUD 367 MARKET

1983 CULTURAL & RECREATIONAL

M4 NEW SHIPYARD PARK PIER 4-TOWN PIER $479,000 20 121A CHARLESTOWN WARD 2 2 472
COMPLT CHARLESTOWN NAVY YARD SLIPS IMMOBILIARE-FIRST CHARLESTOWN DEV CO

M4 NEW SHIPYARD PARK PHASE 1 $2,366,000 4 EXMPT CHARLESTOWN WARD 2 2 473
COMPLT CHARLESTOWN NAVY YARD +ACRES B.R.A.

1984 RESIDENTIAL

	NEW SHIPWAYS TOWNHOUSES-PHASE I	$2,500,000	21	TAX	CHARLESTOWN	WARD	2	2	688
	COMPLT CHARLESTOWN NAVY YARD	$3,000,000	DU		IMMOBILIARE				
	CONDO	21 MARKET							
1985	CULTURAL & RECREATIONAL								
	NEW PIER 8 MARINA		200	121A	CHARLESTOWN	WARD	2	2	777
	COMPLT CHARLESTOWN NAVY YARD	$4,000,000	SLIPS		IMMOBILIARE				
1985	INDUSTRIAL								
	REUSE MAINTENANCE SHOPS-BLDG 107	$2,000,000	40,000	EXMPT	CHARLESTOWN	WARD	2	2	795
	COMPLT CHARLESTOWN NAVY YARD		SQ FT		NATIONAL PARK SERVICE				
1985	RESIDENTIAL								
	REUSE ANCHORAGE APTS-BLDG #103	$3,425,000	112	121A	CHARLESTOWN	WARD	2	2	830
	COMPLT CHARLESTOWN NAVY YARD	$6,900,000	DU		IMMOBILIARE-BARKAN				
	RENTAL HUD UDAG	112 ELDERLY/LOW INCOME			MODERATE				
1986	OFFICE								
M2	REUSE# 149 CONSTITUTION PARK (BLDG 149)	$33,000,000	488,000	MIXED	CHARLESTOWN	WARD	2	2	883
	COMPLT CHARLESTOWN NAVY YARD	$48,000,000	SQ FT		CONGRESS DEV CORP				
M2	REUSE NAVY YARD PLAZA (BLDG 34)	$1,020,000	37,400	MIXED	CHARLESTOWN	WARD	2	2	884
	UNDWAY CHARLESTOWN NAVY YARD	$4,500,000	SQ FT		NAVY YARD PLAZA DEV ASSOC				
M2	REUSE# IRONSIDES BLDG(36)-100 1ST AVE	$4,300,000	43,601	MIXED	CHARLESTOWN	WARD	2	2	898
	COMPLT CHARLESTOWN NAVY YARD	$6,000,000	SQ FT		INCUBATOR-RAPPORT				
	REUSE 120 NAVY YARD PLAZA(BLDG 120)		14,700	MIXED	CHARLESTOWN	WARD	2	2	899
	UNDWAY CHARLESTOWN NAVY YARD	$1,600,000	SQ FT		JOHN PAUL JONES LTD.				
	REUSE BUILDING #266		19,125	TAX	CHARLESTOWN	WARD	2	2	900
	UNDWAY CHARLESTOWN NAVY YARD	$2,000,000	SQ FT		CONROY-HEAFITZ DEV. TEAM				
M2	NEW SHIPWAY QUARTERS PHASE 2	$1,100,000	9,200	TAX	CHARLESTOWN	WARD	2	2	901
	UNDWAY CHARLESTOWN NAVY YARD	$5,000,000	SQ FT		IMMOBILIARE				
1986	RETAIL								
M2	REUSE# BUILDING # 149	$1,500,000	30,000	MIXED	CHARLESTOWN	WARD	2	2	948
	COMPLT CHARLESTOWN NAVY YARD	$48,000,000	SQ FT		CONGRESS DEV CORP				
M2	REUSE NAVY YARD PLAZA-BLDG 34	$510,000	11,583	MIXED	CHARLESTOWN	WARD	2	2	949
	UNDWAY CHARLESTOWN NAVY YARD	$4,500,000	SQ FT		NAVY YARDPLAZA DEV. ASSOC.				
M2	REUSE# IRONSIDES BLDG(36)-100 1ST AVE	$750,000	7,500	MIXED	CHARLESTOWN	WARD	2	2	957

	COMPLT CHARLESTOWN NAVY YARD	$6,000,000	SQ FT		INCUBATOR-RAPPAPORT					
1986	CULTURAL & RECREATIONAL									
M4	NEW SHIPYARD PARK PHASE 3(DRYDOCK PROMINADE)	$2,300,000	7 ACRES	EXMPT	CHARLESTOWN B.R.A.	WARD	2	2	986	
	UNDWAY CHARLESTOWN NAVY YARD									
1986	TRANSPORTATION & PARKING									
	REUSE# BLDG. #199	$10,000,000	1,388	MIXED	CHARLESTOWN	WARD	2	2	994	
	UNDWAY CHARLESTOWN NAVY YARD	$12,000,000	CARS		CONGRESS DEV CORP					
	NEW SHIPWAYS GARAGE	$425,000	88	TAX	CHARLESTOWN	WARD	2	2	997	
	COMPLT CHARLESTOWN NAVY YARD	$1,200,000	CARS		IMMOBILAIRE					
1986	RESIDENTIAL									
M2	NEW SHIPWAY QUARTERS PHASE 2	$1,700,000	27	TAX	CHARLESTOWN	WARD	2	2	1142	
	COMPLT CHARLESTOWN NAVY YARD	$5,000,000	DU		IMMOBILIARE					
	CONDO	27 MARKET								
1987	OFFICE									
M2	REUSE BUILDING 39	$5,300,000	66,800	MIXED	CHARLESTOWN	WARD	2	2	1163	
	PLANNG CHARLESTOWN NAVY YARD	$9,000,000	SQ FT		NAVY YARD PLAZA DEV ASSOC					
M4	REUSE BUILDING #114		20,000	TAX	CHARLESTOWN	WARD	2	2	1164	
	UNDWAY CHARLESTOWN NAVY YARD	$7,200,000	SQ FT		HOUSING ASSOC-JOINERY SHOP ASSOC					
	REUSE BLDG 62-OFFICE		34,000	TAX	CHARLESTOWN	WARD	2	2	1165	
	REVIEW CHARLESTOWN NAVY YARD	$4,000,000	SQ FT		NEWMEDICO INC.					
M2	REUSE# BUILDING 33	$1,315,000	21,880	MIXED	CHARLESTOWN	WARD	2	2	1177	
	UNDWAY CHARLESTOWN NAVY YARD	$3,500,000	SQ FT		NAVY YARD PLAZA DEV ASSOC					
	REUSE BUILDING #75		17,500	TAX	CHARLESTOWN	WARD	2	2	1178	
	UNDWAY CHARLESTOWN NAVY YARD	$3,000,000	SQ FT		BASCILICA					
M2	REUSE BUILDING 38	$1,020,000	19,000	MIXED	CHARLESTOWN	WARD	2	2	1179	
	PLANNG CHARLESTOWN NAVY YARD	$3,500,000	SQ FT		NAVY YARD PLAZA DEV ASSOC					
	REUSE BUILDING # 96		3,800	TAX	CHARLESTOWN	WARD	2	2	1192	
	REVIEW CHARLESTOWN NAVY YARD	$688,000	SQ FT		CONROY-HEAFITZ					
1987	RETAIL									
M2	REUSE BUILDING 39	$1,250,000	18,000	MIXED	CHARLESTOWN	WARD	2	2	1202	
	PLANNG CHARLESTOWN NAVY YARD	$9,000,000	SQ FT		NAVY YARD PLAZA DEV ASSOC					
M2	REUSE BUILDING 33	$660,000	11,632	MIXED	CHARLESTOWN	WARD	2	2	1203	

M4 REUSE	BUILDING #114		8,100	TAX	CHARLESTOWN	WARD	2	2	1204
UNDWAY	CHARLESTOWN NAVY YARD	$7,200,000	SQ FT		HOUSING ASSOC-JOINERY SHOP ASSOC				
M2 REUSE	BUILDING 38	$510,000	7,200	MIXED	CHARLESTOWN	WARD	2	2	1205
PLANNG	CHARLESTOWN NAVY YARD	$3,500,000	SQ FT		NAVY YARD PLAZA DEV ASSOC				

1987 CULTURAL & RECREATIONAL

M4 NEW	SHIPYARD PARK PHASE 4(PIER 3 BULKHEAD)	$880,000	275	EXMPT	CHARLESTOWN	WARD	2	2	1234
REVIEW	CHARLESTOWN NAVY YARD		LN.FT.		B.R.A.				
M4 NEW	CHARLESTOWN BOATYARD-MARINA	$2,000,000	77	TAX	CHARLESTOWN	WARD	2	2	1235
REVIEW	CHARLESTOWN NAVY YARD-BLDG 114	$7,200,000	SLIPS		JOINERY SHOP ASSOC.				

1987 TRANSPORTATION & PARKING

M4 REUSE#	INDEPENDENCE QUARTERS (BLDG. #197)	$1,700,000	185	TAX	CHARLESTOWN	WARD	2	2	1251
UNDWAY	CHARLESTOWN NAVY YARD		CARS		IMMOBILIARE				
M2 NEW	THE BASILICA(BLDG 106)	$1,000,000	84	TAX	CHARLESTOWN	WARD	2	2	1252
REVIEW	CHARLESTOWN NAVY YARD	$9,500,000	CARS		BASILICA ASSOC				

1987 INDUSTRIAL

M4 REUSE	BLDG 114 MARINA BOAT STORAGE	$2,200,000	45,000	TAX	CHARLESTOWN	WARD	2	2	1269
UNDWAY	CHARLESTOWN NAVY YARD	$7,200,000	SQ FT		HOUSING ASSOC-JOINERY SHOP ASSOC				

1987 RESIDENTIAL

NEW	CONSTELLATION WHARF	$13,000,000	64	TAX	CHARLESTOWN	WARD	2	2	1280
UNDWAY	CHARLESTOWN NAVY YARD	$19,000,000	DU		IMMOBILIARE				
	CONDO HUD UDAG	64 MARKET							
M4 NEW	INDEPENDENCE QUARTERS TOWNHOUSES	$2,000,000	13	TAX	CHARLESTOWN	WARD	2	2	1284
REVIEW	CHARLESTOWN NAVY YARD		DU		IMMOBILIARE				
REUSE	BLDG# 106	$7,000,000	92	TAX	CHARLESTOWN	WARD	2	2	1285
PLANNG	CHARLESTOWN NAVY YARD	$9,500,000	DU		BASILICA				
	CONDO MHFA	83 MARKET		9	ELDERLY/LOW INCOME				
M4 REUSE#	INDEPENDENCE QUARTERS (BLDG. #197)	$15,000,000	154	TAX	CHARLESTOWN	WARD	2	2	1286
UNDWAY	CHARLESTOWN NAVY YARD	$25,000,000	DU		IMMOBILIARE				
	CONDO	154 MARKET							
NEW	BRICKLAYERS UNION AFFORDABLE HOUSING(4A)	$3,000,000	39	TAX	CHARLESTOWN	WARD	2	2	1287
PLANNG	CHARLESTOWN NAVY YARD	$3,700,000	DU		BRICKLAYERS UNION				
	CONDO	39 MODERATE							

1988 OFFICE

REUSE BUILDING 108
PLANNG CHARLESTOWN NAVY YARD — $7,900,000 — 56,900 SQ FT — TAX — CHARLESTOWN — WARD 2 2 1371 — BOSTON INVESTMENT DEVELOPMENT CO.

1988 CULTURAL & RECREATIONAL

NEW PIER 10-MARINA
UNDWAY CHARLESTOWN NAVY YARD — $3,000,000 — TAX — CHARLESTOWN — WARD 2 2 1424 — IMMOBILIARE

1988 RESIDENTIAL

REUSE INTREPID QUARTERS(BLDG. #104) — $3,000,000 — 48 121A DU — CHARLESTOWN — WARD 2 2 1450 — IMMOBILIARE
REVIEW CHARLESTOWN NAVY YARD
RENTAL — 48 ELDERLY

REUSE BUILDING 79 — $1,800,000 — 15 MIXED DU — CHARLESTOWN — WARD 2 2 1451 — BOSTON HARBOR INVESTMENTS
REVIEW CHARLESTOWN NAVY YARD

1989 OFFICE

M3 REUSE BLDG 105-OFFICE
REVIEW CHARLESTOWN NAVY YARD — $15,600,000 — 68,000 SQ FT — TAX — CHARLESTOWN — WARD 2 2 1474 — IMMOBILIARE-CONGRESS

1989 RETAIL

M3 REUSE BUILDING 105-RETAIL
REVIEW CHARLESTOWN NAVY YARD — $15,600,000 — 12,000 SQ FT — TAX — CHARLESTOWN — WARD 2 2 1483 — IMMOBILIARE-CONGRESS

1989 CULTURAL & RECREATIONAL

M3 REUSE BUILDING 105-MUSEUM — $1,250,000
REVIEW CHARLESTOWN NAVY YARD — $15,600,000 — 25,000 SQ FT — TAX — CHARLESTOWN — WARD 2 2 1494 — IMMOBILIARE-CONGRESS

1989 RESIDENTIAL

NEW PARCEL 4A (IMMOBILIARE) — $28,800,000 — 384 DU — TAX — CHARLESTOWN — WARD 2 2 1508 — IMMOBILIARE
REVIEW CHARLESTOWN NAVY YARD
CONDO HUD UDAG — 384 MARKET

REUSE PIER 5 — 66 DU — TAX — CHARLESTOWN — WARD 2 2 1509 — IMMOBILIARE
REVIEW CHARLESTOWN NAVY YARD — $18,000,000
CONDO HUD UDAG — 66 MARKET

1991 RESIDENTIAL

REUSE BUILDING #58 REVIEW CHARLESTOWN NAVY YARD	$4,500,000	90 TAX DU	CHARLESTOWN TO BE SELECTED	WARD	2	2	1524

NUMBERS IN PARENTHESES ARE ESTIMATES BASED ON AVERAGE "SQUARE FOOT" OR "UNIT" COSTS.
COMPILED BY B.R.A. RESEARCH

DATE: 86-171; TIME: 15:56:44.2; CPU TIME: 0003.7 SEC

CHARLESTOWN NEIGHBORHOOD DEVELOPMENT LIST 6.25.86

(CHARLESTOWN NAVY YARD DEVELOPMENTS ARE CATALOGED IN A SEPARATE LIST.)

1975	CULTURAL & RECREATIONAL								
NEW	WHITES OF THEIR EYES COMPLT 55 WATER ST	$100,000		TAX	CHARLESTOWN	WARD	2	1	13
RENOV	BUNKER HILL COMMISSION MUSEUM COMPLT 43 MONUMENT SQ.	$100,000		EXMPT	CHARLESTOWN	WARD	2	3	14
1975	RESIDENTIAL								
RENOV	LARKIN HOUSE R-71	$240,000	6	TAX	CHARLESTOWN	WARD			25

				DU						
NEW	X-44 AUSTIN/LAWRENCE	$280,000	7 DU	TAX	CHARLESTOWN	WARD			26
NEW	PARCEL R-53A	$240,000	6 DU	TAX	CHARLESTOWN	WARD			27
1976	CULTURAL & RECREATIONAL								
RENOV COMPLT	IRONSIDE NATIONAL PARK	$1,200,000		EXMPT	CHARLESTOWN	WARD	2	2	47
1976	RESIDENTIAL								
RENOV COMPLT	CHIN HOUSING R-60	$640,000	16 DU	TAX	CHARLESTOWN	WARD			55
	RENTAL OTHER	16 LOW INCOME							
1978	RETAIL								
RENOV COMPLT	THOMPSON SQUARE	$500,000	10,000 SQ FT	TAX	CHARLESTOWN	WARD	2	1	82
NEW COMPLT	CHARLESTOWN SHOPPING MALL	$4,000,000	80,000 SQ FT	TAX	CHARLESTOWN	WARD	2		86
1978	EDUCATIONAL								
NEW COMPLT	BUNKER HILL COMM. COLLEGE/LIBRARY & CAFE	$6,000,000	127,000 SQ FT	EXMPT	CHARLESTOWN	WARD	2	1	93
1980	RESIDENTIAL								
NEW COMPLT	MARY COLBERT APTS.(CHARLESTOWN EDC) FORMER JOHN HARVARD SCHOOL/20 DEVENS ST. 221(D)(3) SECT.8	$1,145,000	30 DU	121A	CHARLESTOWN	WARD	2	1	195
RENOV COMPLT	HARVARD CRESENT BUILDING 18 MAIN STREET	$527,000	13 DU	TAX	CHARLESTOWN	WARD	2	1	203
1981	INDUSTRIAL								
RENOV	ACME BOOKBINDING (EDIC)	$700,000	22,000	TAX	CHARLESTOWN	WARD	2	7	260

COMPLT 100 CAMBRIDGE STREET		SQ FT							
RENOV COSTA FRUIT & PRODUCE (EDIC)	$1,500,000	73,000	TAX	CHARLESTOWN	WARD	2	7	273
COMPLT 414 RUTHERFORD AVE.		SQ FT						
RENOV COLONIAL PAPER CO. (EDIC)	$1,200,000	51,000	TAX	CHARLESTOWN	WARD	2	7	277
COMPLT 440 RUTHERFORD AVE.		SQ FT						
1983 MEDICAL								
REUSE MEDICAL BUILDING	$150,000	17,000	TAX	CHARLESTOWN	WARD	2	1	464
COMPLT THOMPSON SQUARE		SQ FT						
1983 INDUSTRIAL								
NEW INTN'L ICE CREAM/MOBILES CORP. (EDIC)	$1,100,000	10,500	TAX	CHARLESTOWN	WARD	2	7	495
COMPLT 492 RUTHERFORD AVENUE		SQ FT						
1983 RESIDENTIAL								
RENOV# 34 HARVARD STREET	$173,000	2	TAX	CHARLESTOWN	WARD	2	1	530
COMPLT		DU						
1984 OFFICE								
NEW CHARLESTOWN COOPERATIVE BANK	$550,000	20,000	TAX	CHARLESTOWN	WARD	2	1	564
COMPLT THOMPSON SQUARE		SQ FT		CHARLESTOWN COOP BANK				
1984 INDUSTRIAL								
M2 NEW H.P. HOOD, INC. (EDIC)	$10,300,000	100,000	PILOT	CHARLESTOWN	WARD	2	7	643
COMPLT 500 RUTHERFORD AVENUE		SQ FT						
1985 OFFICE								
M2 NEW CONSTITUTION PLAZA(MASSPORT)	$15,000,000	160,000	PILOT	CHARLESTOWN	WARD	2	1	703
COMPLT HOOSAC PIER	$22,000,000	SQ FT		INTERGRATED RESOURCES				
M2 REUSE ROUGHAM HALL BLDG	($2,475,000)	33,000	TAX	CHARLESTOWN	WARD	2	1	720
PLANNG MAIN + PARK STREETS-CITY SQUARE		SQ FT		DAVIS DEVELOPMENT CORP				
RENOV CHARLESTOWN PROFESSIONAL BLDG	$560,000	8,000	TAX	CHARLESTOWN	WARD	2	1	723
COMPLT 118 MAIN-UNION STS.		SQ FT		THOMPSON SQUARE CORP.				
1985 RETAIL								

M2	REUSE# 73 MAIN STREET COMPLT	$65,000	1,000 SQ FT	TAX	CHARLESTOWN	WARD	2	1	750
M2	REUSE# 83 MAIN STREET COMPLT	$136,000	2,000 SQ FT	TAX	CHARLESTOWN	WARD	2	1	751
M2	NEW COMPLT HOOSAC PIER CONSTITUTION PLAZA RESTAURANT(MASSPORT)	$1,000,000	10,000 SQ FT	PILOT BARRETTS RESTAURANTS	CHARLESTOWN	WARD	2	1	754

1985 TRANSPORTATION & PARKING

M3	REUSE THE COURTHOUSE-FILTER SITE PARKING MAIN & DEVENS STREETS	$1,000,000	131 CARS	TAX PARAMOUNT DEV. CORP	CHARLESTOWN	WARD	2	1	783
	NEW UNDWAY TRUCK STORAGE FACILITY 333 TERMINAL	$200,000	7,200 SQ FT	TAX CATALANO BROS. INC	CHARLESTOWN	WARD	2	2	784

1985 INDUSTRIAL

M2	RENOV H.P. HOOD, INC. (EDIC) 500 RUTHERFORD AVENUE	$3,700,000	562,000 SQ FT	PILOT	CHARLESTOWN	WARD	2	7	796
	REUSE COMPLT BRIGHTON ST. BAKERY-FORMER FACTORY			TAX EDELWEISS PATISSERIE	CHARLESTOWN	WARD	2	2	798

1985 RESIDENTIAL

	NEW COMPLT 260-268 BUNKER HILL	$200,000	5 DU	TAX SULLIVAN STREET ASSOC.	CHARLESTOWN	WARD	2	5	846
	OWNER	5 MARKET							
	REUSE COMPLT FORMER STATUE MFG 356-358 MAIN STREET	$800,000	19 DU	TAX JAMES LANGLEY	CHARLESTOWN	WARD	2	6	851
	RENTAL								

1986 OFFICE

M2	REUSE# AUSTIN BLOCK-92 MAIN ST UNDWAY ELECTROPLATING TO OFFICE	$261,000	2,000 SQ FT	TAX PARAMOUNT-J.RIZZO	CHARLESTOWN	WARD	2	1	894
M4	NEW UNDWAY 30 PARK & MAIN STS.-CITY SQUARE TONTINE CRESENT OFFICES	$310,000 $10,000,000	4,000 SQ FT	TAX TONTINE CRESENT ASSOCIATION	CHARLESTOWN	WARD	2	1	916

1986 RETAIL

M2	REUSE# THE AUSTIN BLOCK-92 MAIN BLOCK UNDWAY ELECTROPLATE TO OFFICE	$85,000 $110,000	850 SQ FT	TAX PARAMOUNT DEV-J. RIZZO	CHARLESTOWN	WARD	2	1	949
M2	REUSE ROUGHAN HALL BUILDING	($375,000)	5,000	TAX	CHARLESTOWN	WARD	2	1	951

PLANNG MAIN + PARK STREETS-CITY SQUARE — SQ FT — DAVIS DEVELOPMENT CORP

1986 TRANSPORTATION & PARKING

M3 REUSE TONTINE CRESCENT PARKING — $1,000,000 — 90 CARS — TAX — CHARLESTOWN — WARD 2 1 996
UNDWAY MAIN & PARK STS-CITY SQUARE — $10,000,000 — TONTINE CRESENT ASSOC.

1986 INDUSTRIAL

M2 RENOV SCRAFTS CENTER PHASE 1 — $19,000,000 — 570,000 SQ FT — TAX — CHARLESTOWN — WARD 2 7 1007
UNDWAY 429 MAIN STREET — $35,000,000 — FLATLEY CO.

1986 RESIDENTIAL

M2 REUSE CITY SQUARE ELDERLY(ST. MARYS GRAMMAR SCH — $1,375,000 — 31 DU — TAX — CHARLESTOWN — WARD 2 3 1036
UNDWAY 49 WARREN STREET — CITY SQ. ELDERLY HSGN INC
RENTAL HUD UDAG SECT.8 — 31 ELDERLY/LOW INCOME

M2 NEW CITY SQUARE ELDERLY(ST. MARYS GRAMMAR SCH — $2,500,000 — 89 DU — TAX — CHARLESTOWN — WARD 2 3 1037
UNDWAY 49 WARREN STREET — CITY SQ. ELDERLY HSNG INC
RENTAL HUD UDAG SECT.8 — 89 ELDERLY/LOW INCOME

M3 NEW THE COURTYARD-BOSTON FILTER SITE CONDOS — $2,500,000 — 41 DU — TAX — CHARLESTOWN — WARD 2 1 1041
UNDWAY 40 MAIN STREET — PARAMOUNT DEV CORP

M3 REUSE THE COURTYARD-BOSTON FILTER SITE CONDOS — $2,500,000 — 40 DU — TAX — CHARLESTOWN — WARD 2 1 1042
UNDWAY 47 HARVARD STREET — $5,000,000 — PARAMOUNT DEV CORP.

REUSE# OLD CHARLESTOWN HIGH SCHOOL(GUND) — $4,800,000 — 42 DU — TAX — CHARLESTOWN — WARD 2 3 1068
UNDWAY 30 MONUMENT SQUARE — GUND

REUSE BUNKER HILL SCHOOL — $500,000 — 18 DU — TAX — CHARLESTOWN — WARD 2 7 1076
UNDWAY 68 BALDWIN ST — CROWNINSHIELD
CONDO

M4 NEW TONTINE CRESENT RENTAL — $766,000 — 12 DU — TAX — CHARLESTOWN — WARD 2 1 1105
REVIEW 15 HENLEY STREET — $10,000,000 — TONTINE CRESENT ASSOC.
RENTAL — 12 MARKET

M4 NEW TONTINE CRESENT CONDOS — $1,499,000 — 24 DU — TAX — CHARLESTOWN — WARD 2 1 1107
REVIEW 15 MAIN STREET — $10,000,000 — TONTINE CRESENT ASSOC.
CONDO — 24 MARKET

M4 NEW TONTINE CRESENT CONDOS — $1,309,000 — 21 DU — TAX — CHARLESTOWN — WARD 2 1 1110
REVIEW 35 MAIN STREET — $10,000,000 — TONTINE CRESENT ASSOC.
CONDO — MARKET

NEW 136-142 HIGH STREET — $600,000 — 12 DU — TAX — CHARLESTOWN — WARD 2 6 1129
PLANNG — 1ST CHRLSTN DEV CORP
RENTAL — 12 MARKET

REUSE# 73-83 MAIN STREET		$200,000		6	TAX	CHARLESTOWN	WARD	2	1	1137
COMPLT				DU		KENNETH JACOBSON				
RENTAL										
REUSE 64-66 CHESTNUT STREET	(	$342,000	)	6	TAX	CHARLESTOWN	WARD	2	3	1138
UNDWAY 10DU TO 16DU-EXISTING CONDITION				DU		LUDWIG-BEARDSLEY				
RENTAL										
REUSE 193 BUNKER HILL		$400,000		18	TAX	CHARLESTOWN	WARD	2	3	1140
UNDWAY FORMER STORE				DU		JAMES LANGLEY				
RENTAL										
1987 OFFICE										
RENOV 102 MAIN ST	(	$135,000	)	2,700	TAX	CHARLESTOWN	WARD	2	1	1170
REVIEW TONTINE CRESENT				SQ FT		JAMES ADAMS				
1987 CULTURAL & RECREATIONAL										
REUSE CHARLESTOWN WORKING THEATER		$118,000		99	EXMPT	CHARLESTOWN	WARD	2	7	1233
PLANNG 442 BUNKER HILL ST				SEATS		CHARLESTOWN WORKING THEATER				
1987 INDUSTRIAL										
M2 RENOV SCHRAFTS CENTER PHASE 2		$4,000,000			TAX	CHARLESTOWN	WARD	2	7	1266
UNDWAY TENENT AMENITIES AND PARK		$35,000,000				FLATLEY CO.				
1987 RESIDENTIAL										
NEW 41-43 AUBURN STREET		$372,600		5	TAX	CHARLESTOWN	WARD	2	6	1286
REVIEW				DU		AUBURN STREET REALTY TRUST				
RENTAL	5	MARKET								
1988 RETAIL										
NEW LIBERTY BELL GROCERY WHOLESALE CO.				28,000	EXMPT	CHARLESTOWN	WARD	2	2	1404
PROPSD A STREET-PARCEL-2C2				SQ FT		ROBERT BOURSAKIAN				
NEW 124 MAIN ST		$340,000		2	TAX	CHARLESTOWN	WARD	2	2	1405
REVIEW COMMERCIAL BLDG				STORY		THOMPSON SQUARE ASSOC				

DEVELOPMENT PROJECTS WITH MULTIPLE COMPONENTS ARE INDICATED WITH AN "M" FOLLOWED BY A NUMBER, BENEATH THE YEAR OF COMPLE
TETION.
THE FIRST LINE OF EACH ENTRY CONTAINS AN ESTIMATED "HARD" CONSTRUCTION COST.
NUMBERS IN PARENTHESES ARE ESTIMATES BASED ON AVERAGE "SQUARE FOOT" OR "UNIT" COSTS.
THE SECOND LINE CONTAINS A "TOTAL DEVELOPMENT COST", WHERE KNOWN.
COMPILED BY B.R.A. RESEARCH